

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountype.gov

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AGENDA

March 16, 2020

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for January 27, 2020

Approval of Findings of Fact for January 27, 2020

Old Business

Case No. 12407 – Coleman Revocable Trust seeks variances from the side yard setback requirements for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast corner of Jefferson Bridge Rd. and Coleman Gale Ln. 911 Address: 39548 Jefferson Bridge Rd. Bethany Beach. Zoning District: MR. Tax Parcel: 134-17.11-29.00

Public Hearings

Case No. 12398 – James & Mary Beth Parker seek a special use exception to place an off-premise sign and an electronic message center off-premise sign. (Sections 115-80, 115-81, 115-159.5, 115-161.1 & 115-210 of the Sussex County Zoning Code). The property is located on the north side of John J. Williams Hwy. (Rt. 24) approximately 0.26 miles northeast of Gravel Hill Rd. (Rt. 30). 911 Address: 29856 John J. Williams Hwy., Millsboro. Zoning District: C-1. Tax Parcel: 234-32.00-40.01

Case No. 12423 – Joshua Willin seeks a variance from the side yard setback requirements for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Beagle Club Rd. and Vine St. directly across from Baileys Landing Dr. 911 Address: 30127 Beagle Club Rd., Bethel. Zoning District: AR-1. Tax Parcel: 232-11.00-1.12

Case No. 12424 – Alvin Bailey seeks variances from the front yard and side yard setback requirements for existing structures and for a lot width variance for a proposed lot (Sections



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2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast corner of Bailey Ln. and Doddtown Rd. approximately 0.24 mile north of Anderson Corner Rd. 911 Address: 26155 Bailey Ln. Harbeson. Zoning District: AR-1. Tax Parcel: 234-4.00-2.00

Case No. 12425 – Rollin & Lisa Bell seek variances from the front yard, corner front and side yard setback requirements for proposed and existing structures (Sections 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the corner of Beach Ave. and Pierce Ave. approximately 818 ft. east of Coastal Hwy. (Rt. 1). 911 Address: 2 Beach Ave., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-23.06-93.00

Case No. 12426 – Ann & Dean Geis seek variances from the required walk space between pool walls and protective fences for a proposed swimming pool (Section 115-185 of the Sussex County Zoning Code). The property is located on the east side of Kelly Ln. in the Breakwater Beach subdivision. 911 Address: 29323 Kelly Ln., Bethany Beach. Zoning District: MR. Tax Parcel: 134-5.00-436.00

Case No. 12427 – Robert Barkey & Janet Hynes seek a special use exception for a garage studio apartment (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Jersey Road approximately 0.19 mile northeast of John J. Williams Hwy. (Rt. 24). 911 Address 26508 Jersey Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-32.00-91.00

Additional Business

Discussion regarding the time Board of Adjustment meetings will begin.

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 5, 2020 at 2:45 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.
Agenda items listed may be considered out of sequence.

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